

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

**April 3, 1997**

A Meeting of the Manistee City Planning Commission was held on Thursday, April 3, 1997 at 7:00 p.m. in the Police Department, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Mike Fatke, Richard Franckowiak, Kristie Harless, John Serocki, Roger Yoder

**MEMBERS ABSENT:** Duane Jones, John Lakos, Mathew McShane, Tony Slawinsk

**OTHERS PRESENT:** Lori Donnan (Zoning Administrator), Jon Rose (Community Development Officer), Denise Mikula (City of Manistee), Jeff Mikula (Abonmarche), Ray Fortier (City Council), Dave Hoffman (Harbor Village), Kathy Yoder, Sara Yoder

Meeting was opened at 7:00 p.m. by Chairman R. Yoder.

### **PUBLIC HEARING:**

There was no public hearing on the Agenda.

### **SITE PLAN REVIEWS:**

Dave Hoffman of Harbor Village showed the Commission a concept plan for the Lakeview/Harborside East portion of the project. Alternate locations for the maintenance building were discussed. Mr. Hoffman spoke of the clean up that has taken place on Fifth Avenue where construction materials were stored. He said that he wants to place some gravel and level the area so that it can be used for storing boat trailers. Chairman Yoder asked if that was an accepted use for that location. Review of the PUD will be done to determine if boat trailer storage would be allowed without a change to the PUD.

A Site Plan Review has been done for Lakeshore 5 & 6, a copy of the DNR High Risk Erosion Permit was requested from Mr. Hoffman. The plan has approval by the Historic Overlay Review Committee. With the condition that a copy of the DNR permit is required for file MOTION by Harless, supported by Franckowiak to approve the site plan. Motion passed unanimously.

Mr. Hoffman presented a site plan review for the Cottages. The plan had included a proposed location for a maintenance building. Since that time the request to place a maintenance building in the cottage area has been changed. Mr. Hoffman requested that the Planning Commission approve the site plan for the five cottages that will be used for homes. A plan to build on the sixth location will need to be presented to the committee at a later date. MOTION by Franckowiak, supported by Serocki to approve the site plan for five cottages. Motion passed unanimously.

Mr. Hoffman spoke of a concept to build an indoor swimming pool, meeting room, exercise facility in the area of Brookharbor. This is information only.

**CITIZEN QUESTIONS AND CONCERNS:**

No questions or concerns were expressed by the citizens in attendance.

**MINUTES:**

MOTION by Harless, supported by Fatke, that minutes of the March 6, 1997 meeting be approved. Motion passed unanimously.

**UNFINISHED BUSINESS:**

At the March 20, 1997 Worksession Dave Carlson and Jon Rose presented the new Sign Ordinance to the Planning Commission. Background information was given at the worksession and the committee was asked to review the document. After discussion MOTION by Serocki, supported by Fatke that Endorsement of the Draft Sign Ordinance by the Manistee City Planning Commission be made. Motion passed unanimously.

**CITY UPDATE:**

Jon Rose gave an update on several projects. Conduit is being put in at the Riverwalk, it runs from both ends to a transformer pad behind the Barber Shop. Most of the boardwalk is down and they have begun pouring sidewalks behind the Harbor Bar. Dedication will be held in May with the completion of the project being in June. The boat launches are in at First Street. Lots of activity is going on with the Renaissance Zone. Abonmarche is laying out the preliminary plat for Renaissance Park on M-55. There is talk of moving and updating the fish cleaning station behind the Riverside Motel. An interest in placing memorial benches along the riverwalk has been expressed.

Lori Donnan spoke of a new business Kid's on the Grow, quality used children's clothing and toys at 380 River Street. The Victorian Port City Bakery has closed

Denise Mikula spoke on City spring services. The Spring Trash Haul is scheduled for April 21 - May 2, Lawn & Leaf Bags are available at the Treasure's Office, the Dumpster Service is available at the City Garage on Thursday, Friday and Saturdays, for Brush Pickup call the City Garage. On April 30, May 1, and 2 household waste including paints, thinners, etc. can be taken to A-1 Service.

Jeff Mikula gave an update on bike trails. They are trying to develop a plan that would include neighboring counties. Attempts are being made to solicit grant funds for signage. Mark Swanson is working on contacts and looking into liability issues. Abonmarche has moved their offices to First Street. Preliminary designs on the Tenth Street sewer project has begun. This is part of the combined sewer overflow master plan and amendment that is being submitted to the DEQ for State Revolving funding.

Chairman Yoder discussed the letter that was given to the Planning Commission written by Lindsey Skocelas. Her concerns were discussed by the Committee and a copy of the letter will be given to Ann Bifoss chair for the AAY regarding the times for ice-skating. A letter will be sent to Lindsey on behalf of the Commission thanking her for expressing her concerns.

## **REPORTS:**

### D.D.A.:

Lori Donnan reported on the April 2, 1997 meeting. The D.D.A. endorsed the Sign Ordinance. Steve Brower of FMB-Security Bank was appointed as Treasurer. Progress on the Riverwalk is on schedule. Maintenance to be done by the marina attendants. River Street furniture, planters and waste receptacles to be maintained by merchants. Tabled discussion on changes to DDA Loan Process.

### Zoning Board of Appeals

A meeting has been scheduled for April 14, 1997 for a request from Fred Fauble and Sharon Schultz for a variance to the height limitation of an accessory structure from 14 feet to 15 feet for construction of a garage.

### Historic Overlay Review Committee

A meeting has been scheduled for April 9, 1997 for a request from Ed Kriskwicz for his building at 387 River Street.

### Joint City Review/Ordinance Committee

A meeting was held on March 21, 1997 discussion was held on the Tree Commission's recommendation for a ordinance amendment; deleting Red Maple and American Elm from the prohibited list. They also discussed the junk vehicle ordinance. The old ordinance was deleted during recodification. Bob Hornkohl requested that the old ordinance be re-adopted. Discussion was also held on the Draft Sign Ordinance.

Pre-Manufactured Housing Seminar

Lori Donnan, Kristie Harless and Roger Yoder attended a seminar on Pre-Manufactured Housing on March 26, 1997 in Okemos. Chairman Yoder reported on information received at the seminar including current trends in the Industry. Copies of information received at the seminar were made for the members and they are asked to review them before the next worksession.

NEW BUSINESS:


Chairman Yoder asked if the members would like to set the date for the next worksession. After discussion the worksession will be held on Thursday, April 17, 1997 at 7:00 p.m. in the Council Chambers.

ADJOURNMENT:

There being no further business, MOTION by Harless, supported by Franckowiak that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 8:20 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Acting as Secretary